

121.A

0005

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

440,800 / 440,800

USE VALUE:

440,800 / 440,800

ASSESSED:

440,800 / 440,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		WELLINGTON ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: GLENN KATHLEEN		
Owner 2:		
Owner 3:		
Street 1: 12 WELLINGTON ST UNIT 2		
Street 2:		

Twn/City: ARLINGTON	Cntry:	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1: MCMAHON JAMES -
Owner 2: MCMAHON KATHLEEN -
Street 1: 12 WELLINGTON ST UNIT 2
Twn/City: Arlington
StProv: MA
Postal: 02476

StProv: MA	Cntry:	
Postal: 02476	Type:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1950, having primarily Clapboard Exterior and 1170 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

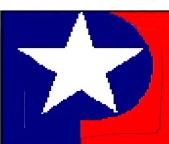
Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7454																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	440,800			440,800		210315
							GIS Ref
							GIS Ref
							Insp Date
							07/26/18

**PATRIOT****Properties Inc.****USER DEFINED**

Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	440,800	0	.	.	440,800		Year end	12/23/2021
2021	102	FV	428,000	0	.	.	428,000		Year End Roll	12/10/2020
2020	102	FV	421,700	0	.	.	421,700	421,700	Year End Roll	12/18/2019
2019	102	FV	450,100	0	.	.	450,100	450,100	Year End Roll	1/3/2019
2018	102	FV	397,900	0	.	.	397,900	397,900	Year End Roll	12/20/2017
2017	102	FV	362,600	0	.	.	362,600	362,600	Year End Roll	1/3/2017
2016	102	FV	423,000	0	.	.	423,000	423,000	Year End	1/4/2016
2015	102	FV	390,700	0	.	.	390,700	390,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCMAHON JAMES	53182-171		7/13/2009		410,000	No	No		
ROSSANO-COLLIER	31825-590		9/15/2000		259,000	No	No	4	

BUILDING PERMITS	ACTIVITY INFORMATION								
	<table border="1"> <tr> <td>Date</td> <td>Result</td> <td>By</td> <td>Name</td> </tr> <tr> <td>7/26/2018</td> <td>Measured</td> <td>DGM</td> <td>D Mann</td> </tr> </table>	Date	Result	By	Name	7/26/2018	Measured	DGM	D Mann
Date	Result	By	Name						
7/26/2018	Measured	DGM	D Mann						

Sign: _____ VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 2 - Clapboard				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color:																	
View / Desir: 3F - 3RD FL																	
GENERAL INFORMATION																	
Grade: C+ - Average (+)																	
Year Blt: 1950	Eff Yr Blt:																
Alt LUC:	Alt %:																
Jurisdict: G11	Fact: .																
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION																	
Avg Ht/FL: STD																	
Prim Int Wal: 2 - Plaster																	
Sec Int Wall:	%																
Partition: T - Typical																	
Prim Floors: 3 - Hardwood																	
Sec Floors:	%					Total: 35.6 %											
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value
PARCEL ID 121.A-0005-0008.0																	
More: N	Total Yard Items:	Total Special Features:						Total:									